

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Intercounty Connector Project

DOE ___yes ___no

Name: (indicate preferred name)

historic Sycamores Tenant House

and/or common William Gibbons Property

2. Location:

street & number 15808 Sycamore Lane ___ not for publication

city, town Rockville (Norbeck) x vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use
___ district	___ public	<u>x</u> occupied	___ agriculture ___ museum
<u>x</u> building(s)	<u>x</u> private	___ unoccupied	___ commercial ___ park
___ structure	___ both	___ work in progress	___ education <u>x</u> private
___ site	Public Acquisition	Accessible	___ entertainment residence
___ object	___ in process	___ yes: restricted	___ government ___ religious
	___ being considered	___ yes: unrestricted	___ industrial ___ scientific
	<u>x</u> not applicable	<u>x</u> no	___ military ___ other:
			___ transportation

4. Owner of Property: (give names and mailing addresses of all owners)

name William J. Gibbons

street & number 15808 Sycamore Lane

telephone no.:

city, town Rockville

state and zip code MD 20853

5. Location of Legal Description

Land Records Office of Montgomery County

liber 2758

street & number 50 Maryland Avenue

folio 525

city, town Rockville

state MD

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository/survey records

ty, town

state

7. Description

Survey No.: M:23-132 (PACS A5.6)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 3

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Sycamores Tenant House is a 2-story, 3-bay I-house. Constructed in 1851, the building has two additions; a side addition to the west and a rear addition to the north.

The structure has a side-gable roof with asphalt shingles. It is of wood-frame construction with aluminum siding and it has a brick foundation. The remaining original windows in the structure are 6/6 wood sash, however, there are multiple modern windows in the structure. The house has a brick and concrete patio adjacent to the front, or south elevation.

The front, or south facade has a central entrance with a wood door. The fenestration pattern on the front facade is symmetrical, with a paired, replacement window and one, 6/6 double-hung wood window on the first story. The second story has three, 6/6 double-hung wood windows.

The west elevation of the original structure is partially concealed by an addition with two sections. The first section, which covers the entire first story of the structure, is a 1-story brick sunporch with jalousie windows. The second section is a 2-story, side-gable structure.

The structure also has a rear addition which projects to the north. The rear, or north elevation of the original section of the house is entirely covered by this 2-story addition.

The east elevation includes the rear addition which extends to the north of the original section of the house, and a 1-story, shed roof enclosure which projects from the east elevation of the rear addition.

There are two ancillary structures associated with the tenant house. The first is a 1-story, wood-frame shed with a side-gable roof covered with asphalt shingles. The structure is located north of the tenant house.

The second structure is a modern brick barbecue. The barbecue is located northwest of the tenant house and west of the shed, and is within a fenced enclosure erected around a swimming pool.

The Sycamores Tenant House is located on the west side of Sycamore Lane, with residential properties to the north, south, east and west. The property's setting is suburban, and new residential development is now located between the main house at Sycamores, located on Sycamore Grove Court, and the tenant house.

8. Significance

Survey No.: M:23-132 (PACS A5.6)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other:

Specific dates 1851

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
 and/or
 Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
 Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Sycamores Tenant House is an I-house constructed in 1851. It was constructed as a component of the estate known as "Sycamores", which included 106.4 hectares (263 acres) at the time of its development circa 1850. Sycamores was the property of Samuel D. Walker until 1867, when it was purchased by Adrian Rowe Wadsworth. Wadsworth retained ownership of the property until 1888, when the farm was wold to Mary Richardson Prescottt. The first subdivision of the property occurred in 1948, when heirs of Prescott sold much of the land, retaining the main house on 6.47 ctare (16 acres). At that time, the tenant house and 1.01 hectare (2.5 acres) was subdivided ,rom the main house. The current owner of the property purchased the structure in 1960, and a subdivision of the parcel in 1979 resulted in the current .48 hectare (1.19 acre) parcel which is associated with the house.

The Sycamores Tenant House is located near the nineteenth century community of Norbeck. The area was composed of two separate but related communities; Mount Pleasant, the African-American settlement established by freed slaves on Muncaster Mill Road, and a white commercial crossroads settlement at the intersection of Norbeck Road and Georgia Avenue. The community also extended along Norbeck and Bradford Roads, east of the crossroads. The African-American settlement was oriented around the community church and school, while the white settlement centered around the post office, general store, and blacksmith shop. While remnants of both communities still exist, the environment in which they developed has been greatly altered over time.

The community at the crossroads was established in the decade following the Civil War, when increased agricultural prosperity and an increased population created a greater demand in the area for goods and services. In addition to the growth of the local farm community, the area grew as a result of its location at the intersection of two of the oldest roads in the county, the Baltimore Road (Route 28/Norbeck Road) and the Washington-Brookeville Turnpike (Route 97/ Georgia Avenue).

The standard I-house, such as the Sycamores Tenant House, is one room deep and two stories tall with three or five openings on each story. From the front, an I-house is often indistinguishable from a Georgian house. The gable view, however, reveals the greater depth of the Georgian house. Chimneys are located on the interior of the gable ends, however, external chimneys are Characteristic in the Chesapeake region. Usually, an I-house has a one-story porch running the length or nearly the length of the long side. On the interior, a central hall separates the two rooms on the first floor; the second floor contains either two or four sleeping chambers. Due to the narrowness of the main core, many I-houses have kitchen wings to the rear. Initially,

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sycamores Tenant House

SURVEY NO.: M: 23-132 (PACS A5.6)

ADDRESS: 15808 Sycamore Lane, Rockville vicinity (Norbeck), Montgomery County, Maryland

8. Significance (Continued)

stone masonry construction was used but by the mid-nineteenth century, as pre-cut lumber became increasingly available, frame construction became the norm. During the Victorian period, pre-cut detailing or a two-tiered porch was commonly grafted onto the traditional I-house. The I-form was popular into the early twentieth century, with examples appearing in catalogs of mass-produced suburban houses (Gowans 1992, 55-6).

NATIONAL REGISTER EVALUATION:

The Sycamores Tenant House, constructed in 1851, is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The house is not eligible under Criterion C, as modern additions and alterations have compromised the architectural integrity of the property. The characteristic form of an I-house has been obscured on the Sycamores Tenant House through the construction of additions on the east, west and north elevations. Finally, the property does not meet Criterion D, as it has no known potential to yield important information.

MARYLAND HISTORICAL TRUST

Eligibility Recommended _____

Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: Andrew Lewis

Date: 01/02/02

Reviewer, NR Program: P. Kuntz

Date: 3/4/02

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sycamores Tenant House

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ADDRESS: 15808 Sycamore Lane, Rockville vicinity (Norbeck), Montgomery County, Maryland

9. Major Bibliographical References (Continued)

- Boyd, T.H.S. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company, 1968.
- Brugger, Robert A. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press, 1988.
- Coleman, Margaret Marshall. Montgomery County: A Pictorial History. Norfolk and Virginia Beach: The Donning Company Publishers, 1984, rev. 1990.
- Farquhar, Roger Brooke. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiller, Inc., 1962.
- Gowans, Alan. Styles and Types of North American Architecture. New York: Harper Collins, 1992.
- Hiebert, Ray Eldon, and Richard K. MacMaster. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society, 1976.
- Hopkins, G.M. Atlas of 15 Miles Around Washington including County of Montgomery, Maryland. Philadelphia: G.M. Hopkins, 1879; reprint, Rockville, Maryland: Montgomery County Historical Society, 1975.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. Martenet and Bond's Map of Montgomery County, Maryland. Baltimore, Maryland: Simon J. Martenet, 1865; reprint, Rockville, Maryland: Montgomery County Historical Society.
- State Highway Administration and Maryland Historical Trust. National Register of Historic Places Inventory - Nomination Form: Norbeck Historic District. Baltimore and Annapolis, Maryland, 1977.
- Tindall, George Brown. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc., 1984.

9. Major Bibliographical References

Survey:M:23-132(PACS A5.6)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property .48 hectare (1.19 acres)

Quadrangle name Kensington, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Caroline Hall

organization P.A.C. Spero & Company

date December 1996

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sycamores Tenant House

SURVEY NO.: M: 23-132 (PACS A5.6)

ADDRESS: 15808 Sycamore Lane, Rockville vicinity (Norbeck), Montgomery County, Maryland

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sycamores Tenant House

SURVEY NO.: M: 23-132 (PACS A5.6)

ADDRESS: 15808 Sycamore Lane, Rockville vicinity (Norbeck), Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Agricultural-Industrial Transition A.D. 1815-1870

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

None

Preparer:

P.A.C. Spero & Company

December 1996

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Intercounty Connector Project
Upgrade Existing Roads Alternative
Quad Kensington, MD
Survey No. M:23-132 (PACS A5.6)
Property Name Sycamores Tenant House





- 1 M:23-132
- 2 Sycamore + Tenant House
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Speco and Company 40 W. Chesapeake Ave.
Suite 412, Towson MD 21204
- 7 South facade, 15000 Sycamore Lane
- 8 1 of 7



- ① M: 23-132
- ② Sycamore Tenant House
- ③ Montgomery County
- ④ Caroline Hall
- ⑤ June 1996
- ⑥ PAC Spec & Company, 40 W. Chesapeake Ave, Suite 412, Baltimore MD
- ⑦ south & west elevations, 15808 Sycamore Lane
- ⑧ 2 of 7



- ① M: 23-132
- ② Sycamores Tenant House
- ③ Montgomery County
- ④ Caroline Hall
- ⑤ June 1996
- ⑥ PAC Spaw-Co., 40 W. Chesapeake Ave,
Baltimore, MD
- ⑦ west elevation, 15808 Sycamore Lane
- ⑧ 3 of 7



1 M-23-132

2 Sycamores Tenant House

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Specie and Company, 20 W Chesapeake
Ave. Suite 412 Towson MD 21204

7 north elevation 1580 Sycamore Lane

8 467



- ① M: 23-132
- ② Sycamores Tenant House
- ③ Montgomery County
- ④ Caroline Hall
- ⑤ June 1996
- ⑥ PAC Spec & Co., 40 W. Chesapeake Ave,
Baltimore, MD
- ⑦ East elevation, 15808 Sycamore Lane
- ⑧ 5 of 7



- 1 M: 23-132
- 2 Sycamore Tenant House
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave., Suite 412 Towson MD 21204
- 7 shed, 15808 Sycamore Lane
- 8 6 & 7



- ① M: 23-132
- ② Sycamore Tent House
- ③ Montgomery County
- ④ Caroline Hall
- ⑤ June 1996
- ⑥ PAC Spaw & Co, 40 W. Chesapeake Ave,
Baltimore MD
- ⑦ Barbara, 15808 Sycamore Lane
- ⑧ 7 of 7